

**TOWN OF SAND LAKE**  
**ZONING BOARD OF APPEALS MEETING**  
**THURSDAY, JUNE 18, 2020 - 7:00 PM**  
**SAND LAKE TOWN HALL VIRTUAL MEETING**

**COVID-19 Note:** Due to public health safety concerns related to COVID-19, the Town of Sand Lake Zoning Board of Appeals will not be meeting in person. In accordance with the Governor's Executive Order 202.1, the Town of Sand Lake Zoning Board of Appeals' June 18, 2020 meeting will be held via videoconference, and a transcript will be provided at a later date. *The public will have an opportunity to see and hear the meeting live on the Town website at [https://townhallstreams.com/towns/sand\\_lake\\_ny](https://townhallstreams.com/towns/sand_lake_ny). For the ability to comment during a public hearing, please see the instruction page on the Town Website at <https://www.townofsandlake.us/zoningboardofappeals>. Any public wishing to provide Written comment regarding this agenda may email the Zoning Board of Appeals at: KO'Sullivan@sand-lake.us by 12 Noon on June 18, 2020.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**Area Variance Application and Public Hearing**

Ivo Garcia – Dunkin Donuts

**Tax Map #146.2-5-36**

3696 NY 43

West Sand Lake, NY 12196

Lot Size: .465 +/- acres

HC – Hamlet Commercial Zoning District

An Area Variance Application for parking location inside yard, exceeding the maximum front yard setbacks and a reduced stacking lane for a proposed commercial use.

**Area Variance Application**

Morrissey Contracting LLC

**Tax Map #169.2-1-34**

89 Gundrum Point Road

Averill Park, NY 12018

Lot Size: 6,609 sq. ft.

R – Residential Zoning District

An Area Variance Application to replace an existing residential dwelling with a new larger home that will exceed the required setbacks and impervious surface coverage.

**Area Variance Application LOT 1 of 2 (Referred to as Lot 23)**

Estate of Michael F. Lomonoco, Jr.

**Tax Map#158.4-2-3**

Bonnie Jo Willard, Executrix

Lot Size: .425 +/-acres

60 & 64 Loon Creek Lane

Proposed Lot Size: .075 acres

Averill Park, NY 12018

R – Residential Zoning District

An Area Variance Application to create a lot with insufficient area, side setback and lot width as part of two-lot subdivision

And

**Area Variance Application LOT 2 of 2 (Referred to as Lots 24, 25, 26)**

Estate of Michael F. Lomonoco, Jr.

**Tax Map#158.4-2-3**

Bonnie Jo Willard, Executrix

60 & 64 Loon Creek Lane

Lot Size: .425 acres

Averill Park, NY 12018

Proposed Lot Size: .35 +/-acres

R – Residential Zoning District

An Area Variance Application to create a lot with insufficient area, side setback and lot width as part of two-lot subdivision.

**Area Variance Application – LOT 1 of 2**

Frederick Nick

**Tax Map#138.04-3-8.1**

21 Knob Hill Road

Averill Park, NY 12018

Lot Size: .296 +/-acres

R – Residential Zoning District

An Area Variance Application to create an undersized lot as part of a two-lot subdivision.

And

**Area Variance Application – LOT 2 of 2**

Frederick Nick

**Tax Map#138.04-3-8.1**

26 Knob Hill Road

Averill Park, NY 12018

Lot Size: .692 +/-acres

R – Residential Zoning District

An Area Variance Application to create an undersized lot as part of a two-lot subdivision.

**DRAFT RESOLUTION APPROVALS**

**Area Variance for Susan and Harold Howe**

Application approved at the October 24, 2019 Zoning Board of Appeals Meeting

**Area Variance for Moira and Andrew Bulmer**

Application approved at the November 21, 2019 Zoning Board of Appeals Meeting

**MINUTES**– October 24, 2019, November 21, 2019 and December 19, 2019

**ADJOURNMENT**